



**RAWLINSON
&WEBBER.**

New Road, West Molesey
Asking Price £750,000 Freehold



Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this large 4-bedroom, 2-bathroom linked detached family home with a garage and off-street parking.

Upon arrival, an open, covered porch leads into an internal entrance porch, perfect for storing coats and outdoor wear. A generous central hallway provides access to all rooms, including a rear-positioned lounge. From here, doors open into a bright conservatory that overlooks the beautifully maintained South aspect rear garden.

To the left of the property, there is a front-facing dining room and to the rear, a large kitchen equipped with ample cabinetry, built-in appliances including a Quooker tap for instant boiling water, a breakfast bar, and an additional side door leading to the property's side garden.

The ground floor is further complemented by a cloakroom and a separate utility room for added practicality.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room, while loft space provides further storage options.

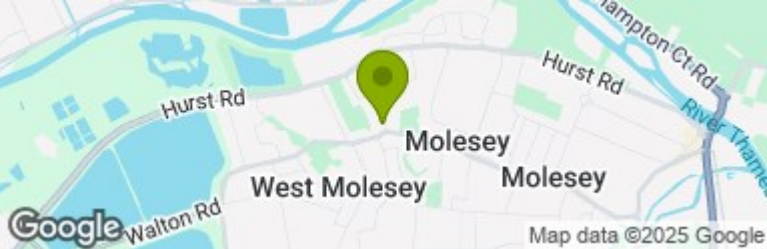
Outside, the home is set within a small, private estate of just 3 properties accessed from New Road and approached via a shared driveway offering 3 parking spaces and access to the attached garage which also benefits from a rear pedestrian access door. The front features a small lawn with side pedestrian access, while the rear enjoys a generous side plot that opens into a south-west-facing garden.

Features

- LINKED-DETACHED
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- CLOAKROOM & SEPARATE UTILITY ROOM
- OFF-STREET PARKING & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- NO ONWARD CHAIN

Council Tax Band F

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		